

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND ZONING VARIANCE - W/S of * DEPUTY ZONING COMMISSIONER
York Rd., 315' S of Belfast Rd. * OF BALTIMORE COUNTY
(15116 York Road) * Case No. 90-475-XA
8th Election District
3rd Councilmanic District
John B. Merryman
Petitioner

AMENDED ORDER

WHEREAS, the Petitioner herein requested a special exception and variances for an Antique Shop on the subject property in accordance with the plan submitted and identified as Petitioner's Exhibit 1;

WHEREAS, the relief requested was granted, subject to restrictions, by Order issued April 17, 1991;

WHEREAS, by letter dated May 15, 1991, Counsel for Petitioner requested a modification of Restriction No. 2 thereof to extend the time limitations in the event said use of the subject property should terminate;

WHEREAS, Petitioner has obtained written approval of the requested modification from the Greater Sparks Glencoe Community Council, by its President, Paul Hupfer;

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of May, 1991 that the Order issued April 17, 1991 be and the same is hereby AMENDED to modify Restriction No. 2 thereof to read as follows:

"2) The special exception granted herein is limited to the use of the subject property as an antique shop. In the event the use of the subject property as an antique shop is discontinued for one hundred twenty (120) days or more, the relief granted herein shall terminate."

IT IS FURTHER ORDERED that all other conditions and restrictions contained in the Order issued April 17, 1991 shall remain in full force and effect.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Lewis L. Fleury, Esquire
424 Woodbine Avenue, Towson, Maryland 21204

Mr. John G. Leonard, Jr.
29 Chesterfield Court, Monkton, Md. 21111

Mr. Paul Hupfer
831 Walter Lane, Sparks, Md. 21152

People's Counsel

File

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
AND ZONING VARIANCE - W/S of * DEPUTY ZONING COMMISSIONER
York Rd., 315' S of Belfast Rd. * OF BALTIMORE COUNTY
(15116 York Road) * Case No. 90-475-XA
8th Election District
3rd Councilmanic District
John B. Merryman
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception to use the subject property, zoned R.C. 5, for an Antique Shop, and variances to allow an existing double-faced, freestanding sign of 14 sq.ft. in area in lieu of the permitted single-faced sign not to exceed 5 sq.ft. in area, and to allow a setback from the street centerline of 58 feet in lieu of the required 75 feet, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified, and was represented by Lewis L. Fleury, Esquire. Also appearing on behalf of the Petitions were Janinne Rodgers and Judy L. Wilson, Tenants, Eugene F. Raphael, Surveyor, and Jim McDonald, resident of the area. Appearing as Protestants in the matter were Jack Leonard and Paul A. Hupfer.

Testimony indicated that the subject property, known as 15116 York Road, consists of 1.003 acres zoned R.C. 5 and is improved with a one story stone building presently used as an Antique Shop. Petitioner testified that as a result of a complaint filed with the Zoning Office, the instant Petitions were filed to legalize the current use of the subject property. Mr. Merryman testified that his father purchased the subject property in 1922 and built the existing stone building in 1923. He indicated that the property has had numerous uses over the years, including use

as a dairy store where milk, ice cream and sandwiches were sold. Thereafter, in 1948 his father sold the dairy business and the property remained vacant for some time. Mr. Merryman testified that in the early 1950's, an antique shop was established in the building and various antique/craft shop uses have continued as such to the present. He testified that in his opinion, the building is an asset to the community and its continued use as an antique shop will not result in any detriment to the public health, safety or general welfare.

Judy Wilson testified that she and Janinne Rodgers have managed an antique shop, presently known as the Milk House, since November, 1989. She testified that the store is open for limited hours and that the number of visitors to the site amounts to 1 or 2 vehicles on the property at any one time. Ms. Wilson testified that in her opinion, the use of the property as an antique shop is in keeping with the character of the neighborhood and the zoning of the property and in no way conflicts with any of the requirements set forth in Section 502.1 of the B.C.Z.R., including, but not limited to, not causing any detrimental impact on the health, safety or general welfare of the surrounding community.

Eugene Raphael testified in support of the relief requested. He testified that the subject site is located on a small portion of Petitioner's property, which comprises 100 acres overall. Mr. Raphael testified that there have been no improvements to the subject site over the years and that the building that exists today is the same as it was when established in 1922 by Petitioner's father. He testified that he has 40 years experience as a land surveyor and that in his opinion, the use proposed meets the special exception requirements of Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Petitioner requested a variance to erect the sign depicted on Petitioner's Exhibit 4C in lieu of one in strict compliance. Testimony indicated the granting of the variance will not result in any detriment to the health, safety or general welfare of the community.

The Protestants testified in opposition to the proposed use. Jack Leonard testified that he lives approximately 4 miles from the subject site off of Corbett Road. He indicated that the subject property is in a key location and that he is opposed to any commercial uses in the area. Mr. Leonard testified that he fears a domino effect will occur if the relief requested is granted. Paul Hupfer testified that he is familiar with the subject site and that three other properties in the area had requested reclassification for commercial purposes. The Protestants are concerned with maintaining the rural nature of the area.

The Protestants asked if the relief requested is granted that there be no macadam paving of the driveway and parking area as in their opinion, the present situation, as depicted in the pictures submitted, is adequate and more in keeping with the rural countryside. Petitioner agreed and subsequently filed the variance petition regarding the paving and parking requirements in Case No. 91-222-A, In Re: Merryman.

It is clear that the B.C.Z.R. permits the use proposed in an R.C.5 zone by special exception. However, it must be determined if the conditions delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest.

In fact, the Petitioner submitted a signed Petition from numerous neighbors indicating their unanimous support of the relief requested. Further, the testimony and evidence presented would indicate that the subject property has been used continuously for commercial uses since its development in 1922. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone.

Schultz v. Pritts, 432 A.2d 1319 (1981).
The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After due consideration of the testimony and evidence presented, it appears the relief requested in the special exception should be granted, subject to restrictions, as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Solex, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception and variances should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of April, 1991 that the Petition for Special Exception to use the subject property, zoned R.C. 5, for an Antique Shop, and the Petition for Zoning Variance to permit one (1) double-faced, freestanding sign of 14 sq.ft. (28 sq.ft. total) in lieu of the permitted single-faced sign not to exceed 5 sq.ft. in area, and to allow a setback from the street centerline of 58 feet in lieu of the required 75 feet, in accordance with Petitioner's exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The special exception granted herein is limited to the use of the subject property as an antique shop. In the event the use of the subject property as an

antique shop is discontinued for sixty (60) days or more, the relief granted herein shall terminate.

3) The hours of operation of the subject antique shop, shall be limited to from 10:00 AM to 7:00 PM.

4) The sign variance is limited to the sign depicted on Petitioner's Exhibit 1 and the photograph marked Petitioner's Exhibit 4A.

5) The relief granted herein is conditioned upon compliance with the relief and restrictions set forth in Case No. 91-222-A.

6) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 17, 1991

Lewis L. Fleury, Esquires
424 Woodbine Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
W/S of York Road, 315' S of Belfast Road
(15116 York Road)
8th Election District - 3rd Councilmanic District
John B. Merryman - Petitioner
Case No. 90-475-XA

Dear Mr. Fleury:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. John G. Leonard, Jr.
29 Chesterfield Court, Monkton, Md. 21111

Mr. Paul Rupper
831 Walter Lane, Sparks, Md. 21152

People's Counsel

File

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for an Antique Shop in a R.C. S. Zone per Sect. 402.B.3f. of the Baltimore County Zoning Regulations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

LEWIS L. FLEURY, ESQUIRE

(Type or Print Name)

Signature

424 Woodbine Avenue

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 825-9200

Legal Owner(s):

John B. Merryman

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

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Signature

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

[Signature]
J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 413.1 and 402.B.3 to allow one double faced free standing sign with surface area of 17 square feet rather than single faced sign not to exceed 5 square feet in area and from Section 1.A0 4.B.3 to allow set-back of 58 feet from center line, rather than required 75 feet.

That the limitations of sign design and area set out in Sections 413.1 and 402.B.3 would cause practical difficulty and unreasonable hardship since the property is on a high speed highway and is not readily visible from the road. Compliance with Section 1.A0 4.B.3 would cause practical difficulty and unreasonable hardship by requiring moving the existing building 13 feet farther from the center line of York Road.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

LEWIS L. FLEURY, ESQUIRE

(Type or Print Name)

Signature

424 Woodbine Avenue

Towson, Maryland 21204

City and State

Attorney's Telephone No.: 825-9200

Legal Owner(s):

John B. Merryman

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

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Signature

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

[Signature]
J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 17, 1990

THE JEFFERSONIAN,

[Signature]
S. Zake Orlean
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204, as follows:

Petitioner for Special Exception and Zoning Variance: Case number: 90-475-XA
W/S of York Road, 315' S of Belfast Road
15116 York Road
8th Election District
3rd Councilmanic District
Petitioner: John B. Merryman
Hearing Date: Friday, June 8, 1990 at 11:30 a.m.

Special Exception: An Antique Shop in a R.C. S. Zone. Variance: To allow one double-faced free standing sign with surface area of 14 sq. ft. rather than single faced sign not to exceed 5 sq. ft. in area AND to allow set-back of 58 ft. from centerline, rather than required 75 ft.

In the event that this Petition is granted, a building permit may be issued within 75 days (30 day appeal period). The Zoning Commission will, however, grant any request for said permit during the period of the appeal. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TJ/5/25/90 May 17

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 16, 1990

TOWSON TIMES,

[Signature]
S. Zake Orlean
Publisher

PO #85
104586

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204, as follows:

Petitioner for Special Exception and Zoning Variance: Case number: 90-475-XA
W/S of York Road, 315' S of Belfast Road
15116 York Road
8th Election District
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Petitioner: John B. Merryman
Hearing Date: Friday, June 8, 1990 at 11:30 a.m.

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In the event that this Petition is granted, a building permit may be issued within 75 days (30 day appeal period). The Zoning Commission will, however, grant any request for said permit during the period of the appeal. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TJ/5/25/90 May 17

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150

Number

No. 2022

Receipt

H9000348

4/05/90
PUBLIC HEARING FEES
020 - ZONING VARIANCE (OTHER) 1 X \$175.00
050 - SPECIAL EXCEPTION 1 X \$175.00
TOTAL: \$350.00
LAST NAME OF OWNER: MERRYMAN
B 011*****35000: \$05&F
Please make checks payable to: Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-475-XA
AND 91-222-A

Date of Posting: 3-14-91

District: 8th
Posted for: Special Exception & Variance
Petitioner: John B. Merryman
Location of property: W/S of York Road, 315' S of Belfast Road
15116 York Road
Location of Sign: On front of 15116 York Road

Remarks: *[Signature]*
Posted by: *[Signature]*
Number of Signs: 3

Date of return: 3-15-91

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
205 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 825-9200

DESCRIPTION TO ACCOMPANY

SPECIAL EXCEPTION

#15116 YORK ROAD

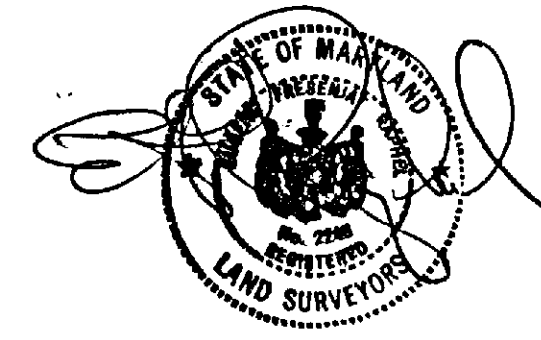
90-475-XA

January 19, 1990

Beginning for the same in the centerline of York Road (Route 45), 66' wide, said point being located S 14° 30' 00" E 315' ± from the intersection formed by the centerline of Belfast Road and the centerline of York Road (Route 45), running thence in the centerline of York Road (Route 45), S 14° 30' 00" E 230.00', thence leaving York Road, (Route 45), and running the 3 following courses and distances: 1) Parallel to and 70' southeasterly from the existing stone building S 75° 30' 00" W 190', thence 2) N 14° 30' 00" W 230.00', 3) N 75° 30' 00" E 190.00' to the place of beginning.

Containing 1.003 Ac. ±

Being known as #15116 York Road.



[Signature]
E. F. RAPHEL

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 5-30-90

John B. Merryman
1140 Cold Bottom Road
Sparks, Maryland 21152

Re: Petitions for Special Exception and Zoning Variance
CASE NUMBER: 90-475-XA
W/S York Road, 315' S of Belfast Road
15116 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): John B. Merryman
HEARING: FRIDAY, JUNE 8, 1990 at 11:30 a.m.

Dear Petitioner:

Please be advised that \$142.65 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Lewis L. Fleury, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

April 30, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petitions for Special Exception and Zoning Variance

CASE NUMBER: 90-475-XA
W/S York Road, 315' S of Belfast Road
15116 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): John B. Merryman
HEARING: FRIDAY, JUNE 8, 1990 at 11:30 a.m.

Special Exceptions: An Antique Shop in a R.C. 5 zone.
Variances: To allow one double-faced free standing sign with surface area of 14 sq. ft. rather than single faced sign not to exceed 5 sq. ft. in area and to allow setback of 50 ft. from centerline, rather than required 75 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: John B. Merryman
Lewis L. Fleury, Esq.
File

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 11, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 90-475-XA and 91-222-A
W/S York Road, 315' S of Belfast Road
15116 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): John B. Merryman
HEARING: THURSDAY, APRIL 4, 1991 at 9:30 a.m.

Special Exception for an antique shop in a R.C. 5 zone.

Variances: To allow one double faced free standing sign with surface area of 14 sq. ft. rather than single faced sign not to exceed 5 sq. ft. in area and to allow setback of 50 ft. from centerline, rather than 75 ft.

Variances: To allow 3 existing parking spaces rather than 4 required; to allow existing design, screening, landscaping and unstriped stone surface for parking rather than those required; and to allow 2 foot setback from street right-of-way for off-street parking in lieu of the required 10 feet.

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: John B. Merryman
Lewis L. Fleury, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

May 29, 1990

Lewis L. Fleury, Esquire
424 Woodbine Avenue
Towson, MD 21204

RE: Item No. 348, Case No. 90-475-XA
Petitioner: John B. Merryman
Petition for Special Exception and
Zoning Variance

Dear Mr. Fleury:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. John B. Merryman
1140 Cold Bottom Road
Sparks, MD 21152

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 25th day of April, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: John B. Merryman

Petitioner's Attorney: Lewis L. Fleury



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

May 15, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
John B. Merryman Property
Zoning meeting 4/24/90
W/S York Road
MD 45
315' south of Belfast Road
Item # 348

Dear Mr. Haines:

After reviewing the submittal for a special exception for an antique shop, we find the plan must be revised to show construction of concrete curb and gutter along the frontage of this site at a distance of 24' from the centerline of York Road.

We have forwarded this plan to our Project Development Section for their review concerning any possible right-of-way impact to this property from our future York Road widening between Shawan Road and Belfast Road. We will forward their comments when received.

Also, we have forwarded a plan to our Highway Beautification Section, C/O George Dawson (333-1642) to comment on the variance to allow one double faced free standing sign with surface area of 14 square feet rather than single faced sign not to exceed 5 square feet in an area.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/es

cc: E.F. Raphael and Associates
Mr. Doug Simmons w/att.
Mr. George Dawson w/att.
Mr. J. Ogle

RECEIVED
MAY 18 1990

ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 O.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: May 14, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: John B. Merryman, Item No. 348
Zoning Petition No. 90-475-XA

The Petitioner requests a Special Exception for an antique shop in an RC5 zone and Variances to setback and sign area regulations for the proposed use.

In reference to this request, staff offers the following comments:

- A CRG meeting or waiver is required for the proposed use.
- The site plan should indicate the ultimate 80 ft. right-of-way for York Road. The use division line should be adjusted to exclude land situated within the York Road right-of-way. The sign and parking lot will need to be relocated to reflect the 80 ft. right-of-way width.
- This office is concerned about the lack of water and septic facilities in a commercial establishment. Proper on-site sanitary facilities should be available for the current or future operators of the business.
- The site plan should reflect the current ownership and deed reference of the surrounding farm.
- An approved landscape plan is required prior to the issuance of any building or occupancy permits.

* The structure, a dairy building on the Merryman Farm, was constructed before 1850. It is listed on the Maryland Historic Trust inventory as Site No. BA375.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Permits & Licenses
111 West Chesapeake Avenue
Towson, Maryland 21204
(301) 887-3610

Ted Zaleski, Jr.
Director

APRIL 13, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JOHN B. MERRYMAN
Location: 15116 YORK ROAD
Item No.: 348 Zoning Agenda: APRIL 24, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: C. H. Smith, 4-17-90 Noted and
Planning Group Approved W. F. Brocato, 4-17-90
Special Inspection Division Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 14, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for April 24, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 338, 343, 348, and 350.

For Item 347, the previous County Review Group Comments still apply.

For Items 344 and 349, a County Review Group Meeting is required.

For Item 345, Windsor Mill Road shall be improved as a 40-foot paving section on a 60-foot right-of-way. Five (5) foot widening is required.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

September 28, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
John B. Merryman Property
Zoning Meeting of 4-24-90
W/S York Road (MD 45)
315' South of Belfast Rd.
(Item #348)

Attn: Mr. James Dyer

Dear Mr. Haines:

This is to follow up to our previous letter dated May 15th, that stated we will require construction of concrete curb and gutter along York Road.

After reviewing the revised plan showing no proposed changes or improvements to this property, we are agreeable to eliminate the requirements for highway improvements for this site.

If we can be of further assistance, please contact Larry Brocato at (301) 333-1350.

Very truly yours,

John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

LB:maw

cc: E.F. Raphael & Assoc.
Mr. J. Ogile

RECEIVED
OCT 3 1990
ZONING OFFICE

My telephone number is (301) 333-1350 (Fax #333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Gwendolyn Stephens DATE: August 22, 1990
Docket Clerk
FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner
SUBJECT: Petitions for Special Exception and Zoning Variance
W/S York Road, 315' S of Belfast Road
(15116 York Road)
8th Election District - 3rd Councilmanic District
John B. Merryman - Petitioner
Case No. 90-475-XA

In accordance with the attached correspondence, it is my understanding that Counsel for Petitioner will be filing an additional Petition in this matter. At the time of scheduling the hearing, please be sure to also notify John G. Leonard, Jr. and Paul A. Hupfer with the Greater Sparks-Glencoe Community Council of the date and time of the continued hearing. The subject property should also be both posted and advertised.

Thank you for your assistance in this matter.

AMN:bjs

cc: File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

August 22, 1990

J. Robert Haines
Zoning Commissioner

Mr. John G. Leonard, Jr.
Zoning Committee Chairman
Greater Sparks-Glencoe Comm. Council (GSGCC)
29 Chesterfield Court
Monkton, Maryland 21111

Mr. Paul Hupfer
Zoning Coordinator
GSGCC - Southeast Distr
831 Walter Lane
Sparks, Maryland 21152



RE: Petitions for Special Exception and Zoning Variance
W/S York Road, 315' S of Belfast Road
(15116 York Road)
8th Election District - 3rd Councilmanic District
John B. Merryman - Petitioner
Case No. 90-475-XA

Dennis F. Rasmussen
County Executive

Dear Messrs. Leonard and Hupfer:

In response to your letter dated August 8, 1990 (received in this office on August 21, 1990) regarding the above-captioned matter, the following comments are offered.

As indicated at the hearing held on June 8, 1990, the subject matter was continued to allow Petitioner to further examine the relief requested and file any additional Petitions necessary to avoid changing the present parking situation as requested by both the Petitioner and the Protestants. It is my understanding that Counsel for Petitioner intends to file an additional Petition, if he has not already done so. At the time of scheduling, both of you will be notified as well as the property posted and advertised.

If you should have any questions regarding Petitioner's plans, it is suggested that you contact the Petitioner's attorney, Lewis L. Fleury, Esquire, at 825-9200. Pending the issuance of an opinion, I will not engage in discussions regarding the merits of this case with either the Petitioner or the Protestants. All matters which need to be addressed by me will be discussed at the public hearing.

A copy of this letter as well as your letter will be forwarded to Mr. Fleury. It is suggested that you forward copies of any future correspondence addressed to this office either directly to the Petitioner or his Counsel. Thank you for your consideration in this matter.

Very truly yours,

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs
cc: Lewis L. Fleury, Esquire
424 Woodbine Avenue, Towson, Maryland 21204

File

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Gwendolyn Stephens DATE: August 22, 1990
Docket Clerk
FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner
SUBJECT: Petitions for Special Exception and Zoning Variance
W/S York Road, 315' S of Belfast Road
(15116 York Road)
8th Election District - 3rd Councilmanic District
John B. Merryman - Petitioner
Case No. 90-475-XA

In accordance with the attached correspondence, it is my understanding that Counsel for Petitioner will be filing an additional Petition in this matter. At the time of scheduling the hearing, please be sure to also notify John G. Leonard, Jr. and Paul A. Hupfer with the Greater Sparks-Glencoe Community Council of the date and time of the continued hearing. The subject property should also be both posted and advertised.

Thank you for your assistance in this matter.

AMN:bjs

cc: File

June 4, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204

RE: Special Exception and Variance (90-475-XA, #348)
W/S York Road, 315' S of Belfast Road
11516 York Road
8th Election District - 3rd Councilmanic District

RECEIVED
JUN 7 1990
ZONING OFFICE

Dear Mr. Haines,

The Greater Sparks Glencoe Community Council (GSGCC) has reviewed the subject special exception and variance request and has determined that the granting of this request would be contrary to existing zoning law, is not compatible with the RC zoning of this area, is not consistent with the Baltimore County Master Plan, this area, is not consistent with the surrounding neighborhoods, could impair property values within the surrounding area and would establish a dangerous precedent for future commercial development of the area immediately surrounding the York Road/Belfast Road intersection. Therefore, GSGCC is in opposition to this request and believes that it should be denied by the Zoning Commissioner.

GSGCC is in opposition to this request in principal and not specifically in opposition to the operation of a small antique shop in this general area. Although an antique shop is within the character of the surrounding community, it is a commercial use in a R.C. zone. Albeit this particular location has at various times in the past been utilized for similar operations, it has not been on a continuing use basis or by the same operator and has always been operated in violation of current zoning law. Also, adjacent properties to this site had requested zoning changes to allow commercial use during the most recent 4 year zoning cycle. These requests were denied. Since there has been no substantial change to the basic nature of the surrounding area which would necessitate or support the need to grant a change in zoning at this time, GSGCC believes that the logic and rationale utilized during this process is still valid and should remain the basis for the denial of this particular special exception request.

GSGCC believes that the current request is no longer consistent with the operation of a small antique shop as currently exists in this area. The request to include approximately 1 acre in the special exception and providing a paved parking area on the site is an obvious attempt to begin commercial development and usage at this location. GSGCC believes that the granting of this special exception request would open the door for future requests for zoning changes or special exceptions at the York Road/Belfast Road intersection. If this were to happen, the entire surrounding community would be irreparably adversely affected. Commercial operations at this location would probably have an adverse impact on the property values of the surrounding community. A commercial establishment is not compatible with the nature of RC zoning or the surrounding land uses in this area. The Baltimore County Master Plan designates this area as resource conservation with the intention of keeping it rural and residential in nature. The addition of a commercial operation on this site would be in conflict with, and contrary to the spirit of, the Master Plan.

Environmental and safety issues associated with the use of this site as a commercial establishment are also of concern to GSGCC. The access of this property onto York Road and available parking is not compatible with the safe ingress and egress of patrons who would frequent this establishment. The addition of adequate and safe facilities proposed to correct these problems could potentially have a negative impact to the sensitive environmental area in which this property is located. The substantial grading which would be required to provide the parking area and the addition of a large impervious surface would have an impact on the large stream valley and wetlands area which is adjacent to the property. Also, paints and solvents are utilized in the operation of this business with no adequate facilities on the site to accommodate safe disposal.

There currently exists no water or septic on this site. This leads to health related concerns for this operation. The addition of these facilities on the site would once again further the concerns of GSGCC that this request is just a first step towards future commercial development on this property and in the area.

Based upon the issues and information stated above, GSGCC believes that the approval of this request to allow the usage of this property for commercial purposes would be inappropriate and contrary to existing zoning regulation as well as potentially injurious to the health, safety and general welfare of the surrounding communities. Furthermore, since the variance requested is contingent upon the granting of the special exception, GSGCC believes that it should also be denied.

Very truly yours,

John G. Leonard, Jr.
JOHN G. LEONARD, JR.
Zoning Committee Chairman
Greater Sparks Glencoe
Community Council
29 Chesterfield Ct.
Monkton, Md. 21111

Paul A. Hupfer
PAUL HUPFER
Zoning Coordinator
GSGCC Southeast District
831 Walters Lane
Sparks, Md. 21152

COORDINATE LIST

No.	NORTH	WEST
1	87642.20	7789.43
2	87721.65	7368.01
3	87720.68	7426.58
4	87787.81	7116.26
5	87654.67	7310.08
6	87670.97	7055.47
7	87877.54	8024.30
8	87357.84	8366.31
9	87345.46	8355.40
10	87736.64	8495.83
11	87509.54	8175.25
12	87471.96	8256.64
13	87430.50	8324.59
14	87378.80	8381.67
15	87317.57	8425.21
16	87245.07	8462.98
17	87186.56	8487.77
18	87273.50	8704.39
19	87085.77	8824.12
20	86844.48	8671.32
21	86797.76	8689.13
22	86765.71	8646.28
23	86760.10	8648.25
24	86699.57	8671.52
25	86651.48	8699.18
26	86577.36	8748.73
27	86787.12	8708.45
28	86646.50	8700.46
29	86847.82	8745.60
30	87245.30	8737.55
31	87256.47	8740.12
32	87325.31	8730.58
33	87338.53	8582.56
34	87272.89	8524.93
35	87218.42	8793.21
36	87247.00	8814.01
37	87266.84	8741.68
38	87331.64	8744.99
39	87262.54	8500.48
40	87270.50	8480.82
41	87289.15	8472.92

SM 56 FOLIO 82

Filed for record

Date MAY 14 1987

Test:

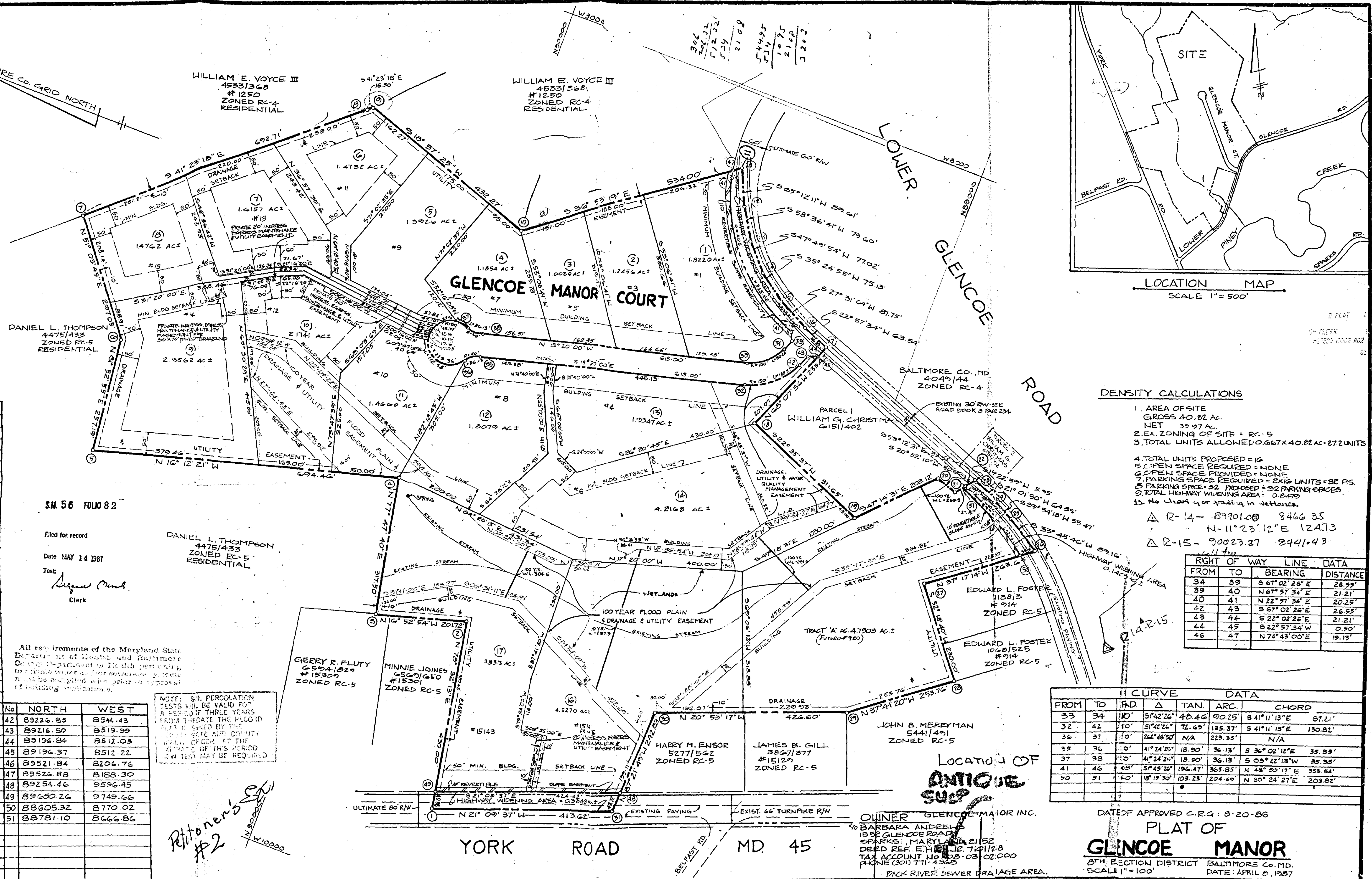
Signe Mink
Clerk

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to the use of water and sewerage systems shall be complied with prior to approval of building applications.

No.	NORTH	WEST
42	89226.85	8544.43
43	89216.50	8519.99
44	89196.84	8512.03
45	89196.37	8512.22
46	89521.84	8206.76
47	89526.88	8188.30
48	89254.46	9596.45
49	89650.26	9749.66
50	88605.32	8770.02
51	88781.10	8666.86

Platton's
#2

NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD WAS MADE BY THE COUNTY STATE AND COUNTY HEALTH OFFICE. AT THE APPROVAL OF THIS PERIOD NEW TEST MAY BE REQUIRED.



DENSITY CALCULATIONS

1. AREA OF SITE GROSS 40.82 AC. NET 39.97 AC.
2. EX. ZONING OF SITE = RC-5
3. TOTAL UNITS ALLOWED 0.667 X 40.82 AC = 27.2 UNITS
4. TOTAL UNITS PROPOSED = 16
5. OPEN SPACE REQUIRED = NONE
6. OPEN SPACE PROVIDED = NONE
7. PARKING SPACE REQUIRED = 32
8. PARKING SPACE PROVIDED = 32
9. TOTAL HIGHWAY WIDENING AREA = 0.84 AC
10. No other use or trading in vehicles.

Δ R-14- 89901.00 8466.35
N-11°23'12"E 1247.3
Δ R-15- 90023.27 8441.43

FROM	TO	BEARING	DISTANCE
34	39	S 67°02'26"E	26.55'
39	40	N 67°57'34"E	21.21'
40	41	N 22°57'34"E	20.25'
42	43	S 67°02'26"E	26.55'
43	44	S 22°02'26"E	21.21'
44	45	S 22°57'34"W	0.50'
46	47	N 74°43'00"E	19.13'

FROM	TO	Δ	TAN	ARC	CHORD
33	34	10'	5'42"26"	48.46'	90.25'
32	42	10'	5'42"26"	72.69'	130.82'
36	37	10'	22°48'50"	N/A	N/A
35	36	10'	41°24'25"	18.90'	36.13'
37	38	10'	41°24'25"	18.90'	36.13'
41	46	45'	5'42"26"	194.47'	363.85'
50	51	40'	18°19'30"	103.23'	204.69'

LOCATION OF
ANTIQUE
SUP

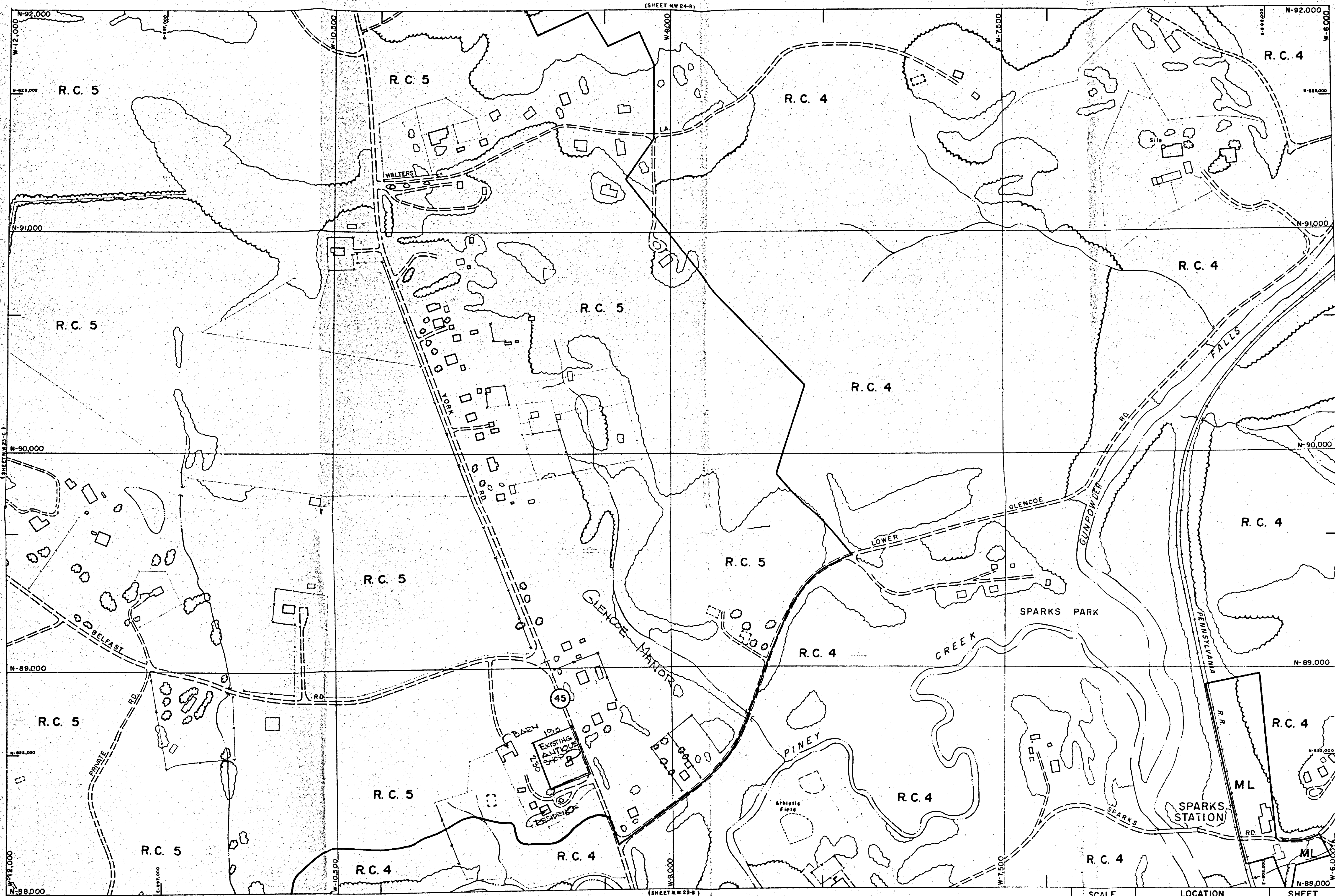
DATE OF APPROVED C.R.G.: 8-20-86

PLAT OF
GLENCOE MANOR

6TH ELECTION DISTRICT BALTIMORE CO. MD.
SCALE 1"=100'

DATE: APRIL 6, 1987

<p>APPROVED:</p> <p><i>Barbara Anderson</i> 4/22/87 DIRECTOR OF PUBLIC WORKS</p> <p>APPROVED:</p> <p><i>Barbara Anderson</i> 4/22/87 DIRECTOR OF PLANNING AND ZONING</p> <p>APPROVED:</p> <p><i>Barbara Anderson</i> 4/22/87 DEPUTY STATE & COUNTY HEALTH OFFICER</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.</p> <p><i>Barbara Anderson</i> REG. NO. 4027</p>	<p>OWNER'S CERTIFICATE</p> <p>THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.</p> <p><i>Barbara Anderson</i> DATE</p>	<p>NOTE:</p> <p>THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.</p> <p>NOTE:</p> <p>HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE, AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED TO THE DEVELOPER, AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND, AND THE DEVELOPER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.</p>	<p>NOTE:</p> <p>1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.</p> <p>2) RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.</p> <p>3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 56-82 (SECTION 22-68).</p> <p>4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.</p> <p>5) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.</p> <p>6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.</p>	<p>P.W.A. COMPLETED</p> <p>FINAL PLAT CHECKED</p> <p>PLANNING</p> <p>ENGINEERING</p> <p>STREET NAME</p> <p>HOUSE NOS</p> <p>NOTE:</p> <p>COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:</p> <p>391 N 89°48.99 W 94°2.37</p> <p>1132 N 84°22.25 W 132°8.70</p>	<p>WIDUWALL & ASSOCIATES INC. ENGINEERS - LANDPLANNERS - SURVEYORS</p> <p>530 EAST JOPPA RD. TOWSON, MARYLAND 21204 PHONE (301) 583-9571</p> <p>COMPUTED BY: <i>D.P.</i></p> <p>DRAWN BY: <i>J.K.G. & D.L.C.</i></p> <p>CHECKED BY: <i>J.T.P.</i></p> <p>PROJECT NUMBER:</p>
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DD - SE
DD - NE

Petitioners Exhibit #3

1983 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1983
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION SPARKS STATION	SHEET N. W. 23-B
DATE OF PHOTOGRAPHY JANUARY 1986	PETITION EXHIBIT 3	